

City claims that since singles, semis, and towns are ground oriented housing, and since the 613 flats can be ground oriented housing, then somehow they are equivalent in terms of housing form and market demand.

COMPARISON

Singles, Semis, Townhomes	613 Flats
Ownership:	
- most often simple freehold, or part of larger condominium	- most likely to be 3 unit condominium (City claim of freehold is untested and unproven)
Market demand:	
- larger floor areas	- areas will be smaller
- private garage	- no garages
- private driveway	- no driveways in most cases, or shared
- private amenity space	- no private space - common area will have to accommodate garbage and recycling bins etc
- parking for 2 cars, room for visitors	- no parking in most cases, and none for visitors
- consistent strong market demand for these forms	- city admits no existing market demand, as form does not exist
Servicing / Constructability	
- rarely any issues	- sanitary capacity issues in inner city likely
-generally constructed by a team, managing multiple houses at one time (production site). This allows health and safety responsibilities to be shared across a protected job site.	- storm water management on site will be needed
	- OP protection of existing trees makes most sites unable to accommodate new larger footprints
	-would require one health and safety lead on each job site, not conducive to production housing model, especially as infill
Cost / Affordability	
- predictable costing	- highly volatile in terms of land supply, due to uncertainty and market forces
	- costs on individual sites could be very high as a specific problem is spread over only 3 units
	- our assessment indicates a likely selling price of close to \$1M per unit for a 613 flat

General

- city examples of 613 flats shown on 60 and 100 foot wide lots, which are not common in the inner city
- city claim that "more housing choice at affordable price points" is completely unfounded
- city relying on 1% of inner city lots "turnover" meaning demolition and rebuilding 2 to 4 units in place of 1, notwithstanding community opposition and unproven demand
- city relying on increase in lot turnover from 0,19%-0,35%/year depending on R zoning outside the mature neighbourhood overlay to 0,80%/year
- city's ground-oriented dwelling would cost as much as or more than a single, semi or townhome in the suburbs (and cost much more than purchasing a home in an outlying municipality).
If a single-detached home was purchased for \$700,000, it could be torn down and replaced with a 613-style flat in which each unit would sell for \$830,000 (HST included) for a 1000 ft2 apartment in a mature neighbourhood
- lot fabric for the 613s are not necessarily typical. They have a lot of flagpoles. Some lots don't have frontage. They have right of ways over common frontage